

H T  
393  
C22  
M3  
1941/42  
ENVI

U.C. BERKELEY LIBRARY















x cat

039.

PLANNING

MARIN COUNTY

CALIFORNIA

PB

1/4BD

84635

SANTA CLARA COUNTY  
PLANNING COMMISSION  
RECEIVED  
OCT 5 1942  
FILE

ENVIRONMENTAL  
RETURN DIRECT  
THREAT MARKING DIV.  
TO ENVIRONMENTAL  
A/C: SHERIFF  
WAITING FOR COPY  
RESERVE

RECEIVED  
OCT 3 1942  
LIBRARY

---

ANNUAL REPORT

MARIN COUNTY

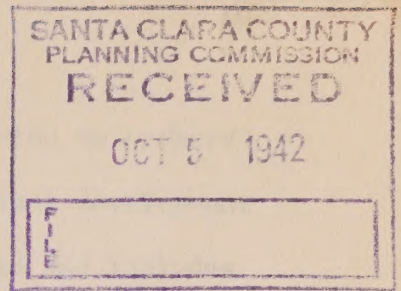
PLANNING COMMISSION

1941-1942









# THE PLANNING HISTORY OF MARIN COUNTY

-----

Marin County comprises a land area of 521 square miles and lies directly across the Golden Gate from San Francisco; being bounded on the West, South, East and North by the Pacific Ocean, the Golden Gate, San Francisco Bay and Sonoma County, respectively.

For the past two decades Marin County has been primarily a residential community with about 3/4 of the entire population living within a ten mile radius of the southeastern point of Marin. The principal industry of Marin County is dairying and the manufacture of dairy products. However, the once-quiet residential Marin is now a new war production center, with the location of the shipyards at Sausalito in the southern portion of the County.

There are nine incorporated towns in the County, varying in population from about 500 in Belvedere to about 10,000 in San Rafael, the County seat. All incorporated towns of the County are located along, or in the immediate vicinity of U.S. Highway 101 (Redwood Highway) which traverses the County from the south to the north.

The total population of Marin County, 52,907 (1940 Census) was an increase of 27% over 1930, with about 80% of the increase being in the rural areas. It is estimated that an increase of 15,000 persons may be expected in southern Marin this year, the increase being war workers at the shipyards.

HT393  
C22M3  
A3  
1941/42  
ENVI





It is the function and duty of a Planning Commission to prepare a comprehensive, long-term, general plan for the physical development of the County. Such a plan is known as the Master Plan and includes the following matter:

1. A Land Use Plan - An inventory and classification of existing land cover and uses, and plans for the most desirable utilization of land (zoning).

2. Conservation Plan - Conservation, development and utilization of natural resources, including water, forests, soils, rivers, harbors, wild life, and other natural resources.

3. Recreation Plan - Showing a comprehensive system of recreation areas, including natural reservations, parks, parkways, beaches, playgrounds and other recreation areas.

4. Streets and Highways Plan - Showing the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof.

5. Transportation Plan - Showing a comprehensive transportation system, including locations of rights of way, terminals, viaducts and grade separations. Such a plan may also include port harbor, aviation and related facilities.

6. Transit Plan - Showing a proposed system of transit lines.

7. Public Services and Facilities - Showing general plans for sewerage, drainage and utilities, rights of way, easements and facilities therefor.

8. Public Buildings - Showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.



Digitized by the Internet Archive  
in 2024 with funding from  
State of California and California State Library

<https://archive.org/details/C055946633>



9. Community Design - Standards and principles governing the subdivision of land and recommended patterns for community design and development.

10. Housing - Survey of housing conditions and needs, and plans and procedure for improvement of housing standards and for provision of adequate housing.

In 1932, the Board of Supervisors of Marin County recognized the need for an advisory agency to assist them in determining the above plans for the future pattern of Marin County, hoping by so doing to protect the natural assets thereof. Therefore, they appointed a group of citizens from Marin to serve as a Planning Commission and this group, without technical assistance, served diligently and well. By 1934 they had recommended, and the Board had passed a Zoning Ordinance for the entire county which was of a temporary nature serving as a "stop gap" until such time as more detailed plans could be worked out.

In 1934 it was realized that planning requires plans, that recommendations not based on plans do not constitute planning, and that to do a good job the Planning Commission must become a fact finding agency, as well as an advisory agency. Therefore, under the instruction of the Board of Supervisors, Frederick Thompson called a public meeting for the purpose of discussing primarily, the recreational needs of the County. As a result of this meeting, the "Marin Planning Survey Committee" was formed from amongst a group of interested private citizens who through private subscription obtained sufficient funds to hire the eminent







planning program.

This survey was presented to the organized Planning Commission in 1935, that they might use the materials as a basis for the adoption of the Master Plan and Mr. Pomeroy was retained as advisor to the Commission.

In 1936 the Planning Commission was reorganized by the Board of Supervisors and legally established by Ordinance and in May of that year, Haskins Huntington was retained as the Planning Engineer.

Charles T. Lund was elected chairman in October and has been re-elected each year since that time. Changes were made in the Advisorship to the Commission from time to time, but through all the change in personnel, the work progressed very satisfactorily until in 1938, the Comprehensive Zoning Ordinance was adopted by the Board of Supervisors upon the recommendation of the Commission. This ordinance covered the more highly developed areas of the County and from time to time has been amended to cover additional areas.

In 1940 it was realized that the Commission could not function without some semblance of an office force and an office secretary was added to the staff. Later in 1941, the need for additional help became apparent and the Board of Supervisors granted sufficient funds for the services of a part-time draftsman, and as of this date have agreed that a full-time draftsman is necessary.

The accomplishments of the Marin County Planning Commission are necessarily elementary when compared with the advanced work of other Counties but its progress is, nevertheless, considerable in view of the expended effort, with the past year's accomplishments outlined in the following report showing a broadening scope of activities.







CHARLES T. LUND, CHAIRMAN  
San Rafael

LILLIAN R. MOSHER, SECRETARY  
San Rafael

E. RUTHERFORD, VICE-CHAIRMAN  
Mill Valley

WILLIAM E. COLE  
Novato

JEROME L. TALLANT  
Ross

BOYD STEWART  
Olema

## MARIN COUNTY PLANNING COMMISSION

CHEDA BUILDING  
SAN RAFAEL, CALIFORNIA

July 1, 1942

Ex-Officio

T. F. BAGSHAW  
Chairman Board of Supervisors

A. E. BAGSHAW  
District Attorney

EMANUEL JOHNSON  
County Surveyor

Staff

MARY ROBINSON GILKEY  
Planning Technician

Honorable Board of Supervisors  
Court House  
San Rafael, California

Gentlemen:

Submitted herewith is an annual report of the activities of the Marin County Planning Commission covering the period from July 1, 1941, to June 30, 1942.

Though this report is submitted, as required under Section 5.5 of the State Planning Act, for consideration by your Honorable Body and the State Planning Board, the Planning Commission is making the same available for review by citizens of the County and public officials.

For the past ten years the Marin County Planning Commission has been at work in the preparation of a comprehensive long-term general plan for the physical development of the County. This long-term plan is generally known as the Master Plan, a large portion of which has been prepared through the Districting Plans (zoning) which limit the uses of land, the uses of buildings and the open spaces about buildings as well as the locations of buildings and other improvements with respect to existing or planned rights of way. Since Marin County is regarded as one of the most attractive residential areas of the San Francisco Bay Region, these Districting Plans have been given preference in the work of the Commission.

This work must of necessity go forward now, and in the future, if Marin County is to come out of this War with any semblance of its present home and natural recreational values. However, since the state of War has existed and since the War Industrial development in Southern Marin, additional duties have automatically fallen to the Planning Commission which we have endeavored to meet with the greatest regard to the time element involved, realizing that victory depends greatly on our ability to produce immediate results.

There is a third phase of planning which is made necessary by the War and if advantage is taken of the possibilities, obtainable thereby, Marin County will in the future be an even better place in which to live and work.

Limitations necessarily imposed on the national economy by the War effort, neglect, and continual improvement of conditions resulting from the rapid changes incidental to modern industrial development being permitted to lapse, will make it impossible for this County to provide for or accomplish permanent public works projects, some so sorely needed, until after the duration of the War.







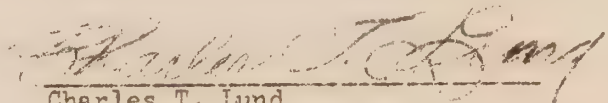
July 1, 1942

Problems of traffic, of lack of coordination of all transportation, of population distribution, needed recreational areas, of conservation, sanitation and health have not been frankly met in the past, cannot be adequately dealt with in the present emergency but will have to be faced in the future.

A tremendous volume of public work must be done in the time ahead, merely to catch up with existing needs. Therefore, this Commission, with the sanction of your Board, should begin a programming of public works for execution in the post war period; for the time of national economic stress when the construction of useful public works would provide needed improvements and by so doing would help to maintain our national income.

Members of your Planning Commission and its staff stand ready and willing to assist in every manner possible in the solving of Marin's problems, both present and future, with a hope that the accomplishments of the past year may be greatly increased.

Respectfully submitted,

  
Charles T. Lund  
Chairman

CTL/MG







ANNUAL REPORT

1941-1942

MARIN COUNTY PLANNING COMMISSION

- - - - -

GENERAL INFORMATION

This Commission is known as the "Marin County Planning Commission" and all correspondence may be addressed to the Planning Technician, Mary Robinson Gilkey, 12-A Cheda Building, San Rafael, California.

One regular meeting of this Commission is held on the last Wednesday of each month at 8:00 P.M., in the Supervisors Chambers, Court House, San Rafael, California.

The complete membership of the Commission and the occupation of each member is as follows:

Charles T. Lund, Chairman  
Manager, Lumber Company  
629 Third Street  
San Rafael, California

Hugh E. Rutherford, Vice-Chairman  
Druggist  
Mill Valley, California

Mrs. Lillian R. Mosher, Secretary  
Librarian, Circulating Library  
1007 D. Street  
San Rafael, California

Mrs. Merle S. Tharp  
Housewife  
Novato, California

Jerome L. Tallant  
Sales Engineer  
Del Mesa  
Ross, California







Boyd Stewart  
Agricultural Adjustment Administration  
Olema, California

T.F. Bagshaw  
Chairman, Board of Supervisors  
317 Hillside Avenue  
Mill Valley, California

A.E. Bagshaw  
District Attorney  
Court House  
San Rafael, California

John C. Oglesby  
County Surveyor  
Court House  
San Rafael, California

Two changes have been made in the membership of the Commission this year. The appointment of Mrs. Tharp was made upon the resignation of Commissioner Cole and the appointment of a new County Surveyor, since the death of Rodney Messner automatically made John C. Oglesby a Commissioner.

#### STATISTICAL DATA

Budget - The expenditures for the fiscal year 1941-1942 of the Planning Commission were \$ 6,350.00 and may be broken down as follows:

Salaries and Wages	\$ 4,660.00
Maintenance	1,490.00
Capital Outlay	200.00
	<hr/>
	\$ 6,350.00

The budget for the coming fiscal year has been approved by the Board of Supervisors, and it should be noted that the increase over last year's budget is in the salary bracket. This is due to







the addition of a full time draftsman made necessary by the greatly increased work of the Planning Commission coincident with the War.

Budget	Salaries and wages	\$ 5,600.00
1941-42	Maintenance	1,600.00
	Capital Outlay	20.00
		<hr/>
		\$ 7,220.00

Meetings - Eight regular meetings, and nine special meetings were held by the Marin County Planning Commission during the fiscal year 1941-1942.

Administrative activities - Subdivisions - Two tentative subdivision maps were considered by the Planning Commission during the past fiscal year. One of these was approved and one was abandoned by the subdivider.

With the present and anticipated need for housing for War workers a considerable number of subdividers have indicated their interest in developing new subdivisions in Southern Marin for Title VI F.H.A. homes to take care of those workers who would desire to purchase their own homes. It is therefore anticipated that this coming year will see a greatly increased activity in subdivision work.

Administrative activities - Building permits - Marin County is divided into three districts for building inspection purposes. Each district has a building inspector who brings each application for a building permit to the Planning Commission's office where it is checked as to whether or not the proposed building conforms to the zoning restrictions. The following table which indicates only







the residential activity in the unincorporated territory of the County of Marin is interesting as it definitely indicates the affects of the War on private building. It should be remembered that this table does not show the total number of building permits issued, since a great many improvements have been made on existing homes which are not reported herewith.

TABLE I  
RESIDENTIAL BUILDING 1941-1942

Date	No. Permits	Cost	Residential Units
July 1941	23	\$64,686	23
Aug.	17	77,325	17
Sept.	12	38,200	13
Oct.	13	38,600	15
Nov.	11	37,783	11
Dec.	6	19,050	6
Jan. 1942	--	-----	--
Feb.	3	11,300	3
March	11	15,278	11
April	2	1,152	2
May	7	5,865	7
June	7	18,850	8
Total			116

Indicative of the Marin Board of Supervisor's desire to see Marin develop as normally as possible during War times was their passage of Ordinance No. 301 which suspended certain provisions of the Building Code where the Code required the use of a critical material for a particular construction purpose and the use of such material for that purpose was not permitted by the Defense Housing Critical List. The passage of this ordinance was advocated by the Realtors, Contractors, Builders and Laborers of Marin and was thoroughly checked by the staff of the Planning Commission before its adoption to safeguard all planning laws previously adopted by the Board.





Administrative activities - Zoning Adjustments - Thirty-one applications for adjustments in the provisions of either the Interim or Comprehensive zoning ordinance were made to the Planning Commission this year. The Commission recommended to the Board of Supervisors the granting of 26 of these applications, which recommendations were all confirmed.

A great deal of the residential area of Marin County is located on steep hillsides which often makes it impossible to develop certain parcels of land in conformance to the setback restrictions of the Zoning Ordinance and it is for this reason primarily that so many adjustments have been recommended granted by the Commission. However, the applications for adjustments are thoroughly considered by the Commission as regards the affect on neighboring property and adjoining property owners are always given the opportunity to communicate their desires in the matter to the Commission before any action is taken.

Administrative activities - Use Permits - Use Permits may be granted by the Planning Commission with the confirmation of the Board of Supervisors for particular uses within certain zoning districts. For example, an area might be zoned for Highway Business with the idea that all uses permitted within the district will be necessary for the benefit of the traveling public. A Use Permit would then be required for certain uses so that the Planning Commission and the Board of Supervisors might determine if the use proposed is necessary for the benefit of the traveling public and will be beneficial to the County as a whole. Six applications were made for such Use Permits of which three were granted and three were denied by the Board of Supervisors upon the recommendations of the Planning Commission.





Seven applications for Use Permits to allow advertising signs which were appurtenant to uses permitted in the district were received by the Commission this year. Five of these applications were granted by the Board upon the recommendations of the Commission and two were denied.

Administrative activities - Architectural Supervision - In order to protect major highways in Marin County from unsightly, undesirable or obnoxious appearing buildings, plans for structures along the same, used for purposes other than one family residential or agricultural in character, are considered by the Commission and suggestions made at that time to accomplish these purposes.

Nine building permit approvals were granted in this manner and it should be noted here that the Commission has enforced a resolution passed in 1939, establishing a policy of the Commission to discourage the installation and use of red lights upon signs, structures or any objects for any purpose other than for duly authorized, or emergency traffic control or warning or danger signals or signs. This policy has often caused no little consternation among outside businesses and advertisers, but has met with an almost unanimous approval of the people of Marin.

Administrative activities - Outdoor Advertising - Outdoor advertising in Marin County was, as always, in the limelight during the past fiscal year. This year representatives of civic organizations, clubs, etc., aggregating some 1000 persons as members, met with the District Attorney to determine on a method to proceed for the elimination of all illegal and non-conforming structures along Marin's





major highways. Test cases on the provisions of the Zoning Ordinance with regard to Outdoor Advertising, were promised by the District Attorney but as yet have not been forthcoming.

However, with the assistance of Mrs. Palm Stout of the Conservation League, all signs in the County have been checked to determine whether or not they are in violation of the State Outdoor Advertising Act, and those signs which do violate said act have been removed by the Planning Commission. This year four structures were thus removed and two more will be removed if the owners do not remove them as they have promised.

The small number of signs found in violation of the State Act is probably due to the fact that most of the larger Outdoor Advertising Companies are well aware of the systematic inspection of their structures and are taking care to see that they have no signs which are not properly maintained, thereunder.

TABLE II

ADMINISTRATIVE ACTIVITIES - 1941-1942

<u>Administrative Activities</u>	<u>Applications</u>	<u>Approved Commission</u>	<u>Denied Commission</u>	<u>Actions Confirmed by Supervisors</u>
Zoning Adjustments	31	26	5	31
Use Permits	6	3	3	6
Sign Permits	7	5	2	7
Architectural Supervision	9			
Subdivisions	2	1	1 (withdrawn)	

The following information was obtained from the records of the  
 Department of the Interior, Bureau of Land Management, at  
 Washington, D. C., on the 10th day of March, 1914.  
 The records of the Department of the Interior, Bureau of Land  
 Management, at Washington, D. C., show that the following  
 lands were patented to the United States by the State of  
 California, on the 10th day of March, 1914.  
 The lands were patented to the United States by the State of  
 California, on the 10th day of March, 1914.  
 The lands were patented to the United States by the State of  
 California, on the 10th day of March, 1914.  
 The lands were patented to the United States by the State of  
 California, on the 10th day of March, 1914.

The following information was obtained from the records of the  
 Department of the Interior, Bureau of Land Management, at  
 Washington, D. C., on the 10th day of March, 1914.  
 The records of the Department of the Interior, Bureau of Land  
 Management, at Washington, D. C., show that the following  
 lands were patented to the United States by the State of  
 California, on the 10th day of March, 1914.  
 The lands were patented to the United States by the State of  
 California, on the 10th day of March, 1914.  
 The lands were patented to the United States by the State of  
 California, on the 10th day of March, 1914.

Section	Range	County	State	Patented
1	10	San Diego	California	1914
2	10	San Diego	California	1914
3	10	San Diego	California	1914
4	10	San Diego	California	1914
5	10	San Diego	California	1914
6	10	San Diego	California	1914
7	10	San Diego	California	1914
8	10	San Diego	California	1914
9	10	San Diego	California	1914
10	10	San Diego	California	1914



## PROGRESS ON THE MASTER PLAN

Zoning - The "Districts Map of the Zoning Plan for the Marina Highlands, Country Club Heights, Bayside Acres and Point San Pedro Area", recommended for adoption by the Commission last year, was adopted by the Board of Supervisors on July 21, 1941.

The "Districts Map of the Zoning Plan for the Santa Venetia, Golf Links Tract, and Las Gallinas area" was adopted by the Board of Supervisors on October 14, 1941, as a part of the comprehensive zoning ordinance. This districting plan was adopted as recommended by the Commission with the exception that the Board zoned an additional portion of the highway frontage for general commercial purposes contrary to the recommendations of the Commission. It is interesting to note that the areas which the Planning Commission had recommended for business uses, with the idea that these should first be filled up before it would be sound to contemplate further highway business, are the only areas within which any private capital has seen fit for investment purposes.

The staff has prepared for approval by the Commission and adoption by the Board of Supervisors the two following zoning plans: "Districts Map of the Zoning Plan for the Novato Townsite, Novato Ranch Subdivision area and the Black Point Area, Marin County, California", and the "Districts Maps of the Zoning Plan for the Marginal Area from Las Gallinas to Novato and from Novato to the Marin County-Sonoma County Boundary Line, Marin County, California." These plans were tentatively approved by the Commission in the later part of 1940, and since that time two public hearings have been held on them along with several neighborhood meetings. These plans cover an area in the northern portion of Marin which is more rural in nature and it has taken a great deal of time to work out with the people of the area a plan which would be beneficial to all, and acceptable by them.





As a result of a petition filed with the Planning Commission, to amend the Zoning Ordinance and reclassify certain property from an H-1 (Limited Roadside Business) District to an M-2 (Heavy Industrial) District, a most interesting ordinance which automatically expires upon termination of the state of war has been written for Marin County.

A brief history of the above mentioned case will bear repeating. A certain fuel company desired to locate an aggregate mixing and bunker plant (a heavy industrial use) in a limited roadside business district and filed a petition with the Commission to amend the Zoning Ordinance to permit the same. Two public hearings were held by the Commission on this matter as required by law and the petitioner at those times requested the rezoning as a war emergency measure in view of his contracts with the U.S. Army. On the other side were residents and property owners of the area who opposed the rezoning, claiming, rightfully, that the uses now established in the area in conformance to the present zoning constituted substantial property rights of considerable value which should be protected through the maintenance of the present zoning status. However, the protestants agreed that if the use was necessary for the furtherance of the war effort, and if the same would be discontinued at the end of the War, they would not object to the rezoning. Thus, after further hearings before the Board of Supervisors, the above mentioned ordinance was finally adopted which rezoned the area requested by the petition but upon the termination of the present state of war, and without further action, this ordinance expires and becomes null and void and the section of the zoning ordinance amended reverts back to its present form.

In consideration of the County of Marin and the Board of Supervisors amending the Zoning Ordinance, the company who made the petition





signed an agreement with the County that within a period of thirty days after the termination of the state of war, they would terminate the use insofar as it was in conflict with the present zoning and would at its own expense remove all structures and buildings from said lands and a bond was posted to guarantee compliance with the terms of the agreement.

The above then is the new way the County of Marin found to maintain the objectives of their zoning ordinance and still face the pressures of this emergency.

Master Recreation Plan - After the first rush during the first months of the war, the civilians of this County are now each resolutely working at their respective jobs with a determination to help win the war. Many have taken on tremendous additional tasks in the civilian defense work in addition to their "bread winning" work. With this added work and with the rubber shortage which makes it necessary to spend leisure time close to home, these civilians are now discovering that Marin County has great natural recreational values which, if developed, would serve all their needs for outdoor living. Many representatives of clubs, Chambers of Commerce and civic organizations have in the past four months contacted the office of the Planning Commission with ideas for a County Recreational System, or with requests that specific types of recreation be developed by the County. This has encouraged the staff to complete the Master Recreation Plan for Marin County, which in the next few weeks will be ready for approval by the Planning Commission and will subsequently (if approved by the Commission) be presented to the Board of Supervisors for their consideration.





Streets and Highways Master Plan - Two traffic flow maps for 1937 and 1940, respectively, were prepared during the past fiscal year. These maps indicated the total traffic volume on major highways for a typical week day and for a typical Sunday, as well as the peak hour traffic volume per lane, the number of traffic lanes, the percentage of commercial traffic and the percentage of traffic volume change during a five year period - 1935 to 1940. These maps were prepared previous to the declaration of war and were to form the basis upon which the Master Streets and Highways Plan was to be executed with the cooperation of the State Division of Highways.

However, since the state of war has existed and the necessity of using what money and materials are available for the improvement of highways of a military nature, no further work has been done by the staff on the Master Plan above mentioned. It is, of course, realized that the Plan should be completed during the emergency so that at the termination of the war the County will be prepared to continue public works in an orderly fashion.

The present problem which must be faced and must be worked out, however, in the near future, is that of defense transportation. The Planning Technician, Mary R. Gilkey, has been appointed to serve on a Technical Committee of the San Francisco Bay Regional Development Council to work on procedures and methods for the conservation of existing public and private transportation facilities vital to the war effort in the San Francisco Bay Region. This committee has been in contact with Mr. Crowe, of the Office of Defense Transportation, and its recommendations will be submitted directly to him for his immediate action. The recommendations will probably be along the line of staggering business,





school and working hours so that all available public conveyances can be used to a near maximum at all times, and the setting up of methods for the curtailment of unnecessary use of said conveyances. Suggestions on other forms of transportation which are not now in use but which might be used and the more efficient use of private automobiles through enforced group riding will not doubt be made.

#### OTHER ACTIVITIES

Regional Planning - After several general meetings of members of the County Boards of Supervisors, County Planning Commissions, City Planning Commissions, Mayors and City Managers and others, the temporary San Francisco Bay Regional Development Council was formed in the latter part of 1941. Mrs. Lillian R. Mosher was appointed by the Marin County Planning Commission to represent this county, and has attended the meetings of the same. It is the purpose of this Council to work as a Regional Planning Commission for a year and then determine whether or not it is advisable for the State Planning Board to legally establish the same under the provisions of the State Planning Act, which makes the establishment of such Regional Commissions mandatory.

Mrs. Mosher and the Technician, who also attends the meetings, report that great advancement has been made and can be made by the cooperation of the Bay Counties. It is particularly apparent that individual counties working on the defense transportation problem would accomplish little alone but that a recommendation made to the Federal Government by nine counties all vitally interested may bring action.

Civilian Defense - The Planning Commission is proud of the activities of individual members in the Civilian Defense field and is supporting work of the Defense Organization in every manner possible.





The staff of the Commission, because of its technical training has been able to assist a great deal in the work of the Civilian Defense organization. A map was prepared for the County at a Scale of 4" = 1 mile upon which have been located all strategic points, incorporated areas and the defense zones into which the County has been divided for coordinating purposes. A map at a much larger scale was prepared for the San Rafael Zone on similar lines.

A "Marin County Major Thoroughfare Plan for Evacuation" was also prepared. The Plan indicated routes and alternate routes through Marin County which could be used if and when the necessity for evacuation of San Francisco and/or Marin County arises.

Kentfield Street Numbering System - Kentfield is not a city in that it is not incorporated, but in activity and appearance it resembles a small town. Because this area was so highly developed, yet lacked certain improvements, the Kentfield Civic League has been formed to assist County agencies in developing the area. It was thus that the County Planning Commission was requested to draft a street numbering system for Kentfield and to name certain unnamed streets, and rename others. Upon the recommendation of the Commission, the Board of Supervisors this year adopted a street numbering system for Kentfield and numbers were given out at a public meeting of the League. Those residents who did not receive their numbers at that meeting are daily calling the Commission's office for the same.

Population Survey - A map indicating the "Population Density" of Marin County was prepared by the staff of the Commission from statistics of the 16th census of the United States, April 1, 1940, the average daily attendance records, of the schools and the land use surveys.





County Planning is the process of guiding the growth of the County to provide for its needs and to ensure its orderly economic development. Primarily we deal with physical factors such as highways, recreational facilities, utility systems, locations of schools and public buildings, public works and the control of land use. However, a plan is and must be designed to meet the needs of the people and, therefore, before the Commission can soundly and economically plan, we must have some idea of the distribution, number and movements of the population. In other words, it would be economically unsound to construct a new school building where it can be shown that the population is on the decline and could not support the same.

Therefore, the above mentioned survey was made and it has aided greatly in solving problems put before the Commission's staff. It is greatly encouraging to know that several Federal Governmental agencies have already used the same to determine the needs of Marin County during the present emergency.

Housing - With the location of a new war production center in Southern Marin County a community development problem became apparent, even to the most casual observer. To assist in the solving of the community problems which would reflect sooner or later on the County as a whole, the staff of the Planning Commission, compiled information on the following subjects: Economic characteristics, governmental characteristics, social characteristics, planning problems, housing, transportation, utilities, education and sanitation and health.

Housing was one of the greatest problems as all available rental property had already been inhabited by Commissioned Officers of the Armed Forces, or by workers from other production areas. It was





apparent then that some governmental agency must be encouraged to develop a housing project in Southern Marin, since private capital could not take care of the entire need.

The Board of Supervisors of Marin County has appointed a Housing Authority for this County which has received funds from the Federal Public Housing Authority to construct such a housing project, and the Commission is endeavoring to give whatever assistance they can to this organization, realizing the need for the development of the project in line with the long-term general plan for the physical development of the County.

Trailers - It is an established fact that many of the laborers who come to work at the shipyards in Southern Marin will own their own mobile housing facilities and the Commission realizes that these workers will be more inclined to accept employment here if there is made available to them within the County suitable locations for their trailers. Therefore, the Commission recommended that the Board of Supervisors pass an Ordinance which would provide for the granting and revocation of Use Permits for Automobile Camps (Trailer Camps) within any zoning district. This Ordinance was adopted by the Board and provides that the Planning Commission may grant Use Permits for a year or more for such camps and may require such lawful conditions in connection therewith as will, in its opinion, secure substantial protection for the public health, safety, comfort, convenience and general welfare.

#### PROPOSED ACTIVITIES FOR THE COMING YEAR

The activities of the Planning Commission for the coming year depend greatly on the activities of our Nation at War, for the Commission is serving in this emergency as the need arises from day to

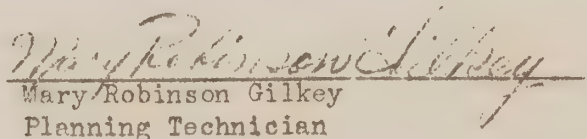




day. However, we do know that everything depends upon production and that transportation is a vital factor in the production program. It is, therefore, logical to assume that continued work will be done to coordinate all types of transportation within Marin toward the conservation of our limited facilities.

If the time will allow and if the Commission is given a sufficient staff to do the work, land use surveys and zoning plans will be made for the following areas of the County: (1) Tiburon and Vicinity, (2) Inverness (for two years the people of this area have requested the same) and, (3) Woodacre and Vicinity.

The Commission will endeavor to determine public works which must be done in the years ahead and the formation of a program for the accomplishing of the same. Many such public works will be those permitted to lapse until the duration of the war because of the labor shortages, lack of certain materials, etc. Marin County must be prepared for the post-war period when it comes and to be that we must plan now. "The future isn't in the habit of taking care of itself."

  
Mary Robinson Gilkey  
Planning Technician















LOAN PERIOD 1  
QUARTER

4

2

3

5

6

ALL BOOKS MAY BE RECALLED AFTER 7 DAYS  
Return books early if they are not being used

**DUE AS STAMPED BELOW**

JUN 18 1979

MAR 24 1981

JUL 03 1998

MAY 12 REC'D

NOV 20 1998

OCT 22 1960

OCT 22 2011  
MAY 07 2011

UNIVERSITY OF CALIFORNIA, BERKELEY  
BERKELEY, CA 94720

FORM NO. DD13, 74m, 3/78

©



U. C. BERKELEY LIBRARIES



C055946633



